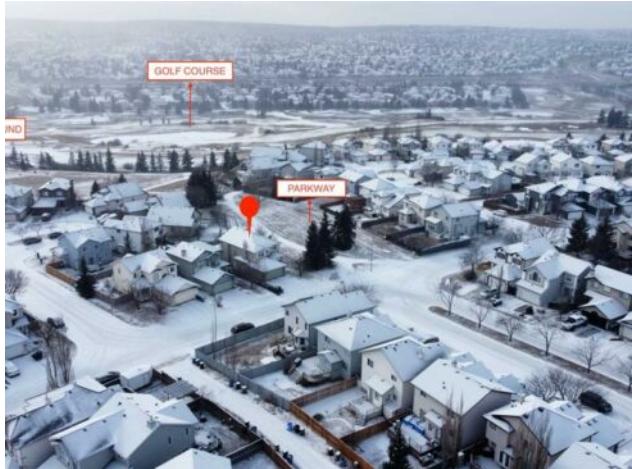


**7 Country Hills Park NW  
Calgary, Alberta**

**MLS # A2281466**

**\$799,000**



<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,001 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Landscaped, Underground Sprinklers, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		
<b>Inclusions:</b>	N/A		

Location, Location, location, near country hills golf club, walkway, soccer ground. Open to above 16 feet ceiling in living room, North East facing, 3+1 bedroom + 3.5 bath home with double front attached garage & developed basement located beside a green space/walking path in family-oriented Country Hills has plenty to offer. Walking in, the foyer offers a nice transition to the rest of the main floor; with flex room being the first thing you notice (perfect for a home office, formal dining, or kid's play area) before opening up to the majestic living room with a full 2 storey tall ceiling height & a gas fireplace with a dramatic full height surround serving as a focal point. Seamlessly connected nearby, the dining area & spacious kitchen is ready for any occasion being well equipped BRAND two-tone glossy kitchen with wine rack and customised garbage pull outs and all brand new stainless steel appliances. Just a sliding patio door away, the generous deck (with low maintenance aluminum railings w/ glass inserts) provides ample room for outdoor furniture & a BBQ &ndash; all perfect for quality family time & entertaining guests alike when paired with the useable sunny fully fenced backyard. A half bath & a conveniently located laundry room/mudroom finish things off on the main floor. As the perfect retreat, the 2nd floor offers a 4-pc full bathroom, 2 well-sized bedrooms, & a large master suite ready to pamper with a 5-pc ensuite bath (separate shower & bathtub, dual vanities, & an enclosed toilet area) & dual closets (with one being a walk-in closet). Optimizing the space further, a built-in workstation area between the 2 secondary bedrooms offers the perfect spot for work or play. Heading downstairs, the developed ILLEGAL SUITE basement with separate entrance reveals a nice huge living room along with kitchen, bedroom and 4-pc full bathroom & separate laundry. Notable

features include; CORNER LOT, SIDING ON PARK, BRAND NEW ROOF, BRAND NEW FURNANCE, BRAND NEW KITCHEN, COUNTERTOPS & APPLIANCES, BRAND NEW FLOORING THROUGOUT, fresh paint throughout, central AC, & plenty of windows to admire the beautiful green space nearby. Beyond the home, be spoiled by being next to a walking path that takes you to the surrounding Country Hills Golf Course, Nose Creek Parkway, & the many amenities that Harvest Hills Shopping Centre has to offer ( T&T Supermarket, Canadian Brewhouse, & Rexall drugstore just to name a few!). Schools, transit, & additional shopping/amenities/movie theatre/Vivo rec centre/library within the Country Hills shopping area are all nearby while Beddington Tr, Country Hills Blvd, Stoney Tr, & Deerfoot Tr are all a short drive away. With so much to offer inside & out, this well balanced home is ready for you today!